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TRANSFER
TAX
PAID

QUITCLAIM (RELEASE) DEED

015286

KENNEBEC FEDERAL SAVINGS AND LOAN ASSOCIATION, a Maine banking corporation with its principal office in Waterville, Kennebec County, State of Maine.

for consideration paid, grant to

Sherwood W. Lee and Donna M. Lee of 479 Ridge Road, Fairfield, Maine 04937, as Joint Tenants.

CERTAIN land in Waterville, Kennebec County, Maine, being more particularly described as follows:

A certain lot or parcel of land located on the northwesterly side of King Street in Waterville, Kennebec County, Maine, and bounded and described as follows, to wit:

Beginning at a 3/4" steel pin set with surveyor's identification cap at or near the northwesterly side of King Street; marking the southerly corner of land now or formerly of Sherwood L. Booker and Laurie-Jo Booker as recorded in the Kennebec County Registry of Deeds in Book 2427 Page 288 and the easterly corner of the herein described parcel; thence South fifty-four degrees twenty-eight minutes West (S 54° 28' W) along the northwesterly side of King Street for fourteen and zero tenths (14.0) feet to a point; thence South forty-eight degrees thirteen minutes West (S 48° 13' W) continuing along the northwesterly side of King Street for fifty and zero tenths (50.0) feet to a 3/4" steel pin set with surveyor's identification cap marking the southerly corner of the herein described parcel; thence North forty-one degrees forty-four minutes West (N 41° 44' W) along remaining land of Kennebec Federal Savings & Loan Association for fifty-five and zero tenths (55.0) feet to a 3/4" steel pin set with surveyor's identification cap marking the westerly corner of the herein described parcel; thence North fifty-eight degrees forty-three minutes East (N 58° 43' E) along remaining land of Kennebec Federal Savings & Loan Association for forty and zero tenths (40.0) feet to a 1/4" steel pin set with surveyor's identification cap in the southwesterly line of Booker marking the northerly corner of the herein described parcel; thence South sixty-eight degrees seventeen minutes East (S 68° 17' E) along the southwesterly line of Booker for fifty-five and zero tenths (55.0) feet to the 3/4" steel pin set with surveyor's identification cap at the point of beginning.

Add or delete land to make a common boundary with King Street.

Together with an easement to Sherwood W. Lee and Donna M. Lee, their heirs and assigns, for the purpose of ingress, egress, and parking. The easement is described as follows: Beginning at the 3/4" steel pin set with surveyor's identification cap marking the southerly corner of the above-described parcel; thence South forty-eight degrees thirteen minutes West (S 48° 13' W) along the northwesterly side of King Street for twenty-nine and four tenths (29.4) feet to a point; thence North forty-eight degrees fifty-nine minutes West (48° 59' W) along land of Kennebec Federal Savings & Loan Association for twenty-seven and zero tenths (27.0) feet to a point; thence North seven degrees thirty-six minutes East (N 07° 36' E) along land of Kennebec Federal Savings & Loan Association for forty-three and three tenths (43.3) feet to the 3/4" steel pin set with surveyor's identification cap marking the westerly corner of the above-described parcel; thence South forty-one degrees forty-four minutes East (S 41° 44' E) along the Southwesterly line of the above-described parcel for fifty-five and zero tenths (55.0) feet to the 3/4" steel pin set with surveyor's identification cap at the beginning of this easement description.

Together with another easement to Sherwood W. Lee and Donna M. Lee, their heirs and assigns, for the purpose of disposing of snow from the premises being conveyed to them

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and the previously described easement and to maintain or service the northerly side of the building located on the premises being conveyed. This easement is described as follows:

Beginning at the 3/4" steel pin set with surveyor's identification cap marking the westerly corner of above described parcel of land; thence North seven degrees thirty-six minutes East (N 07° 36' E) along land of Kennebec Federal Savings & Loan Association for thirty-two and nine tenths (32.9) feet to a point on the southwesterly line of land now or formerly of Glenwood D. Sinclair and Myra A. Sinclair, Trustees of the Sinclair Living Trust, as recorded in the Kennebec County Registry of Deeds in Book 3981 Page 222; thence South sixty-eight degrees seventeen minutes East (S 68° 17' E) along the southwesterly line of Sinclair and the southwesterly line of land now or formerly of Sherwood L. Booker and Laurie-Jo Booker as recorded in the Kennebec County Registry of Deeds in Book 2427 Page 288 for thirty-two and one tenth (32.1) feet to the 3/4" steel pin set with surveyor's identification cap marking the Northerly corner of the above described parcel; thence South fifty-eight degrees forty-three minutes West (S 58° 43' W) along the northwesterly line of the above described parcel for forty and zero (40.0) feet to the 3/4" steel pin set with surveyor's identification cap at the beginning of this easement description.

Reserving to Kennebec Federal Savings and Loan Association, its successors and assigns, the right to cross over the westerly corner of the above-described lot for the purpose of maintaining or servicing their building and disposing of snow from the front of the apartment building on the adjoining lot. Also excepting and reserving to Kennebec Federal Savings and Loan Association, its successors and assigns, an easement to maintain in its current location the staircase on the southeasterly side of its building.

The herein described parcel of land contains two thousand five hundred ninety-eight and six tenths (2,598.6) square feet and is described as parcel seven of the premises conveyed to Kennebec Federal Savings & Loan Association by Kennebec Federal Savings & Loan Association dated June 20, 1995, and recorded in the Kennebec County Registry in Book 4917 Page 190. Bearings and distances used in this description are from a standard boundary survey, with exceptions, by Rowe & Wendell Surveying for Kennebec Federal Savings & Loan Association in May 1999. All steel pins described as set in this description are capped with aluminum surveyor's caps inscribed "David A. Wendell PLS 2264".

Dated: May 21, 1999

Signed, Sealed and Delivered
in the presence of

Michael J. Randall

KENNEBEC FEDERAL SAVINGS
& LOAN ASSOCIATION

By: *Allan L. Rancourt*
Allan L. Rancourt, President

STATE OF MAINE
COUNTY OF Kennebec

Date: May 21, 1999

Personally appeared the above named Allan L. Rancourt, President of Kennebec Federal Savings and Loan Association and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Sharon L. Escourt
Notary Public



RECEIVED KENNEBEC CO.

1999 JUN -1 PM 2:04

ATTEST: *Sharon L. Escourt*
REGISTER OF DEEDS